

Morgan County's process for adjusting values annually.

Residential Property

We had approximately 1000 valid sales disclosures for 2007 using both individual parcel sales and combining parcel information for the multiple parcel sales. Along with the use of our valid sales disclosures we have also reviewed all of our foreclosure property to determine if they are making and impact on the market value in any one area. So far, the foreclosures are still sparsely scattered throughout the county. We have found that in the case of sales in areas where there are a few foreclosed homes on the market that the foreclosed homes sell quickly and that the other homes in the area are still selling for much higher amounts but they may be on the market a little longer. Also the foreclosed homes tend to sell again within a few months with values comparable to the remainder of homes that sold in the area. Therefore, the foreclosures are not currently affecting the market.

We still have a large amount of new subdivisions being created in the County providing us with good vacant land sales to establish land values. This year we looked very carefully at the vacant land in each neighborhood to ensure the land to building ratio is accurate. We have also looked at all of our appeals from last year and used them to help track any problem areas. If we find an area that has a larger amount of appeals, we have reviewed the entire area again to make sure that the problem has been corrected for everyone in that neighborhood. New neighborhoods have been created to help further stratify an area when needed.

We are also using the local area MLS as another review process. We also use the MLS to help in the verification process of all sales disclosures. The MLS has been a very useful tool to help verify that all of our interior information is correct on sold as well as listed homes. The county office picks up all new construction within the county and has done so since the 2002 reassessment. This has helped greatly with the consistency of data collection.

Commercial /Industrial Property

We have reviewed the increase in cost schedules from Marshall & Swift in addition to the valid sales to determine the correct factors to apply to commercial and industrial property. We have re-visited all commercial property this year to verify the property class and current use of all commercial property. We have two larger areas of commercial and industrial property in Martinsville and Mooresville. The remainder of commercial property is very sparsely placed throughout the county. Mostly small "Mom and Pop" businesses that do not sell very often or if sold do not continue to operate as a business. These smaller areas we have combined together to help establish the correct factors to apply in the rural areas. We have also looked at all of our appeals from last year and used them to better establish values. We have reviewed any appraisals and income and expense reports that were submitted along with an appeal and used them as an additional source for value. We have also worked with rental property owners along with the MLS and sales information to arrive at correct GRM and market rent information. We have given all rental property that is mixed with owner occupied homes their own neighborhood or house type codes to enable us to price those properties consistently.

We have also looked at our cost to construct information provided by contractors for Gas Stations, convenience stores, fast food, drug stores and used that data as another source for establishing value.

The county office picks up all new construction of commercial and industrial property.

Along with our workbook we have provided a list of all parcels last year that had any type new construction or additions to property that would change the value more than just by adjusting the neighborhood factor. We have also attached a list of appealed property.

The list also includes all new parcels created last year due to splits. I hope this list helps!

As always if you have any questions please contact us. We are eager to help complete the ratio study process in any way we can!